

## THE REAL ESTATE MARKET.

## WIDESPREAD DEMAND FOR MULTIFAMILY HOUSES.

Buying Not Confined to Newer Tenement Districts—Sale Near Former Site of Langham Hotel—Few Foreclosures Now Being Held in the Auction Room.

Yesterday's reports from real estate brokers' offices reflected continued activity to middle grade and cheap residential property. The unusual demand for living quarters is now no longer restricted to the neighborhoods more recently exploited by speculative dealers, but affects practically every tenement section of the city. Trading that is to be done is generally for accommodations for the great numbers who, from choice or necessity, do not occupy private houses, rather than an artificial demand created by the professional element.

While dealing in flats and tenements constituted the great bulk of yesterday's business, a few transactions were closed affecting private houses on the upper end of the city and in the residential section near Fifth avenue. The sale of a stable on Fifty-second street, between Fifth and Madison avenues, brings this block one step nearer entire reclamation from stable to private house purposes.

There are no sales listed to take place to-day at the Vecey street salesroom. This has been unusual, as the week in the auction market. Sales aggregating less than half a dozen have been listed for only three days. This emphasizes the extremely satisfactory condition of the market, for in spite of the great activity of the current year, of which so large a proportion was speculative, lenders have rarely found it necessary to resort to legal process in order to protect their own interests.

**Private Sales.**  
SIXTY-SECOND STREET.—The estate of Edward D. Underhill has sold No. 129 East Sixty-second street, a three-story and basement dwelling on lot 15, for \$15,000.

FIFTY-SECOND STREET.—Osgood Pell & Co. have sold for Charles A. Kittell No. 5 East Fifty-second street, a two-story brick stable on lot 12, for \$12,000. Mr. Kittell refused to divulge the name of the buyer.

TENTH STREET.—The Renwick estate has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

FOURTH STREET.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

SEVENTH STREET.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

EIGHTH STREET.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

NINTH STREET.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

TENTH STREET.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

ELEVENTH STREET.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Twelfth Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Thirteenth Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Fourteenth Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Fifteenth Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Sixteenth Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Seventeenth Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Eighteenth Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Nineteenth Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Twentieth Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Twenty-first Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Twenty-second Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

Twenty-third Street.—The estate of John Renwick has sold for the estate of John Renwick, the Lancaster, a five-story apartment house on lot 4, 431 and 433 East Tenth street. Mr. Stein's place of business is at No. 44, opposite.

## CITY REAL ESTATE.

## BOROUGH OF QUEENS—SALE OR RENT.

**THIS SATURDAY, SUNDAY OR LABOR DAY**  
Bring your family on a delightful ride to  
**BEAUTIFUL EAST ELMHURST, N.Y.**  
On the high hills overlooking the Hudson Bay.  
BATHING, FISHING, BOATING.  
200 foot pier and water front, park for all lot owners; \$50,000 now being expended for improvements means a sure, quick profit on purchases made NOW, prior to the increase in prices.  
TAKE FERRY FROM EAST 84TH ST. AND FLEETING TROLLEY.  
25 minutes to DeWitt St.  
SEND POSTAL FOR CIRCULAR AND VIEWS.  
**BANKERS' LAND & MORTGAGE CORPORATION,**  
817 Manhattan Ave., Brooklyn, N.Y.

## BROOKLYN MANOR.

ENGLISHMAN CONSTRUCTION CO.'S  
MODEL COTTAGES.  
To be sold by the owner.  
SEVERAL NOW READY.  
WOODHAVEN AVE., between 10th and 11th Aves.  
Telephone 336 Richmond Hill.

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## AN ORGANIZATION

of experts in the various departments of building construction, giving special attention to engineering—civil, electrical and mechanical—and offering its services as contractor to those who contemplate the erection of fireproof buildings, and who wish to be insured against unexpected increase of finished cost over preliminary estimates.

## THOMPSON-STARRETT COMPANY.

51 WALL STREET, NEW YORK.

## The most conservative investors in New York—

Trustees, Savings Banks, Trust Companies, &c.—are found among those purchasing the

## GUARANTEED MORTGAGES

## OF THE

## LAWYERS MORTGAGE CO

Capital & Surplus, - \$4,000,000

59 Liberty St.

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## Insurance and Trust

Company

27 Liberty St., Manhattan.

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Examines and insures titles at fixed moderate rates. Its large

force of skilled professional experts insures accuracy and despatch.

## CAPITAL AND SURPLUS \$9,000,000

## 4% 20-Year

## Mortgage Bonds

Secured by First Mortgages on New York City Real Estate, deposited with the Guaranty Trust Co., Trustees.

Issued and for sale by

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Geo. R. Read & Co.,

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Head Office: 60 Liberty St., near Broadway.

Branch: 1 Madison Ave., 2nd St.

Adrian G. Hegeman & Co.,

REAL ESTATE,

170 Broadway.

Horace S. Ely & Co.,

REAL ESTATE,

81 Liberty St., 27 W. 30th St.

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## REAL ESTATE—OUT OF THE CITY.

## LONG ISLAND—SALE OR RENT.

**LOTS**  
\$25 UP.  
\$8 Down, \$2 Monthly.

## Special Sale of

Building Lots, 25x125, at  
**Lakewood Park**  
\$25 UP.  
\$8 Down, \$2 Monthly.

## Rockville Centre &amp; Freeport

Opposite Baldwin Station, Only 20 Miles from New York:  
40 Minutes to Herald Square. 22 Trains Daily. Within Easy Distance of the Bay.

**BATHING. FISHING.**  
Absolutely pure water, high school, all kinds of stores, good roads, electric and gas lighting, beautiful All-Year Homes. Trolley Direct to New York.

Take Guaranteed by Title Guarantee & Trust Company of New York.  
Persuasive argument is not necessary to sell this property. Every visitor to this progressive, beautiful and picturesque village will

**GRASP THE GOLDEN OPPORTUNITY**  
to purchase as many lots as his means will allow, with the absolute certainty that every dollar invested will bring five.

We Have the Land, the Location and the Prices.  
For maps, circulars and free tickets, call or write at once.

**CARROLLTON REALTY COMPANY, Inc.** 65 WORLD BUILDING,  
Brooklyn Office (Open Evenings), J. M. BENNETT, 62 Fourth Ave.  
Tickets to-day may be had from agents, wearing GREEN TICKET in hat, at foot of East 84th St. Depot, at 10:30 a. m. in Flatbush Avenue Station (Brooklyn), 10:30 a. m. in Manhattan Crossing, 10:30 a. m. Sunday trains, 10:30 a. m. all depots.

**SPECIAL TRAINS LABOR DAY.**  
All Depots 10:30 A. M., 1:30 P. M.

**SELECT APARTMENTS.**  
ABOVE 14TH ST., WEST SIDE.

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**APARTMENTS.**  
THE  
**CARLISLE DWELLINGS.**

WEST END AVENUE, SOUTHEAST CORNER 82D ST.  
EXCLUSIVE TYPE OF MODERN APARTMENTS.

12 and 11 rooms, 3 baths, needle shower; fireproof vault 10x10 feet.  
Sanitary cleaning process in each apartment.

All large rooms, with ample sunlight and ventilation.  
As much like private dwellings as apartments can be built.

Only 12 families in entire building, 100x102 feet.  
25% MORE ROOM FOR 10% TO 15% LESS RENT.  
RENTS \$3,000 TO \$4,200 PER YEAR.

**JESSE C. BENNETT & CO.,** 2259 Broadway, Corner 81st St.

43 FIFTH AVE.,  
at the Northeast Corner  
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AN EXCLUSIVE  
APARTMENT HOUSE  
FOR HOUSEKEEPING.

Just completed.  
Telephone, 4031 Gramercy.

Superintendent on premises.

**SPENCER ARMS**  
Broadway at 69th St.

Housekeeping Apartments.  
A magnificent, high-class, strictly fireproof structure, the most complete and elegant building of its class so far erected in New York City.

10, 11 and 12 rooms and 2 baths, \$3,000 to \$4,000.  
Electric light, heat and refrigeration.  
Spencer Realty Co., Owner.  
TELEPHONE 3904 COLUMBUS.  
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S. W. Cor. 164th St. and Audubon Ave.  
One block west of Audubon Ave.  
TO RENT FROM OCT. 1.  
POSSESSION ANY TIME.

House thoroughly completed; trim, decoration, plumbing, gas, electric, heat, and water. Convenient to 164th Avenue station.  
5 and 6 rooms and bath, \$2 and upward.  
**SLAWSON & HOBBS, Agents.**  
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**MENDELSON BUILDING**  
BACHELOR APARTMENTS  
Are the finest apartments of this character in New York City. All improvements and elevator service. They consist of two rooms, with bath, electric light, heat and the care of the suites. Several are available now.  
Apply on premises, 115 W. 40th St., or at  
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2381 BROADWAY.

**SAN SALVADORE,** Central Park West and 84th St., 4 rooms and bath, improvements, \$500 to \$1,000.  
LADIES' 26 W. 11th St., cor. 7th Ave., 7 large rooms with all improvements, \$700 to \$1,000.  
SNOWBERG & CO., 2214 B'way, near 74th St. subway.

**NEW ELEVATOR APT. HOUSE**—5 rooms and bath; new modern improvements; \$45. CHAS. E. DUKES, 165 W. 14th St.

**THE OGONTZ,** 609-511 WEST 122D ST.—M. B. LARKIN, New York City, 100 W. 14th St.

**THE GLADYS,** 177 W. 14th St., N.Y.C. Cor. 7th Ave.—6 and 7 rooms; all improvements; \$35 to \$45.

**THE SUPERBA,** 235-235 WEST 107TH ST.—THE ALTEZA, 237-237 WEST 107TH ST.

**ABOVE 14TH ST., EAST SIDE.**  
SECOND FLOOR, 144 Lexington av., West side, 4 rooms, 1 bath, all improvements; \$25. ROBERT BROWN, 30 Nassau St.

**TO LET FOR BUSINESS PURPOSES.**  
LIGHT FACTORY, over 8,000 square feet floor space. Apply 73 Adam St., Hoboken, N.J.

**FURNISHED ROOMS TO LET.**  
47TH ST., 187 East 2nd—Two large connecting rooms, suitable party gentlemen; other rooms; references. East Side.

**BOARDERS WANTED.**  
6TH ST. E. EAST—Full arrangements; second floor, with private bath; other rooms, with board. References.

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